

CD-1 (776)

118-150 Robson Street
(828 Cambie Street)

By-law No. 12996

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective May 19, 2021

Amended up to and including:

By-law No. 13398, dated June 21, 2022

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-738 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (776).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Arts and Culture Indoor Event;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Retail Uses, limited to Retail Store;
 - (d) Service Uses, limited to Beauty and Wellness Centre, Hotel, and Restaurant; and
 - (e) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of Use

- 3.1 The design and layout of at least 35% of the strata dwelling units must: [13398; 2022 06 21]
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% must be two-bedroom units; and
 - (ii) at least 10% must be three-bedroom units;and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 3.2 The design and layout of at least 35% of the rental dwelling units must:

- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines". [13398; 2022 06 21]
- 3.3 All commercial uses must be carried on wholly within an enclosed building except for: [12996; 2022 06 21]
- (a) Restaurant;
 - (b) Retail Store; and
 - (c) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,250.4 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 10.33. [13398; 2022 06 21]
- 4.3 The floor area for residential use must not exceed 15,469.7 m², of which no more than 14,687.9 m² may be strata-titled residential floor area. [13398; 2022 06 21]
- 4.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.5 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted residential floor area or 929 m²; and
 - (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 4.7 The use of floor area excluded under sections 4.5 and 4.6 must not include any use other than that which justified the exclusion.

Building Height

5. The building height, measured above the base surface to the top of the parapet of the uppermost habitable floor, must not exceed 87.2 m, except that no part of the development shall protrude into the approved view cones, as set out in the City of Vancouver View Protection Guidelines.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (776).

- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

8. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (776).

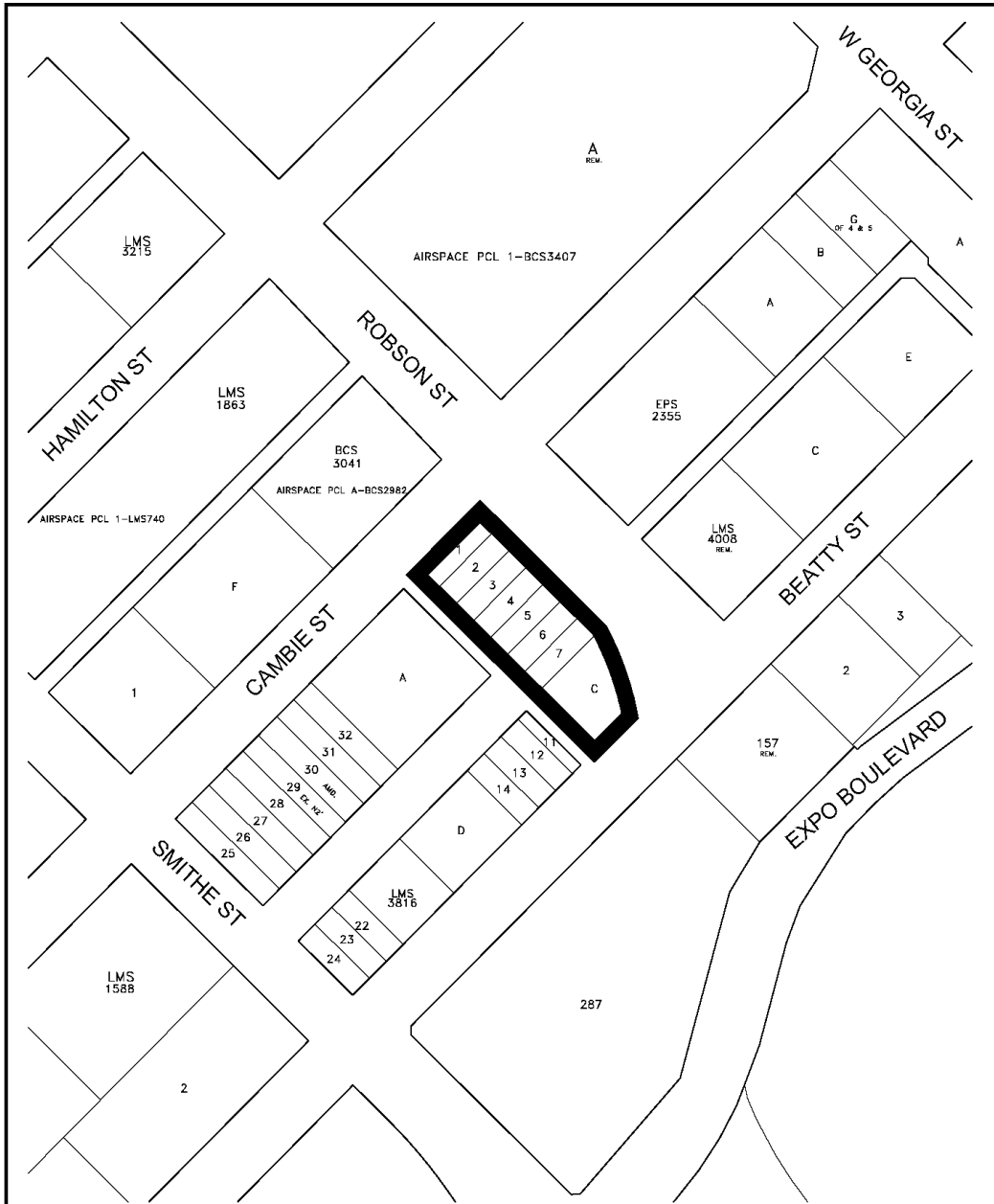
Severability

9. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

10. *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and certify the by-law number and date of enactment.]*

Schedule A



The properties outlined in black () are rezoned:
From **DD** to **CD-1**

Z-738 (c)

RZ - 118-150 Robson Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2018-05-28

Public Hearing – June 26, 2018 and Regular Council Meeting on July 10, 2018 – Item 3 – [Agenda](#)
Summary – Rezone from DD to permit a 29-storey mixed-use development that includes strata residential units, a hotel, and retail and services uses at grade. Retention and rehabilitation of heritage façade and designation as protected heritage property.

By-law enacted on May 19, 2021 – [By-law No. 12996](#)

Public Hearing – January 25, 2022 – Item 4 – [Agenda](#)

Summary – Amend CD-1 (776), By-law No. 12996, at 118-150 Robson Street (now 828 Cambie Street), to increase the floor space ratio and floor area for residential use.

By-law enacted on June 21, 2022 – [By-law No. 13398](#)